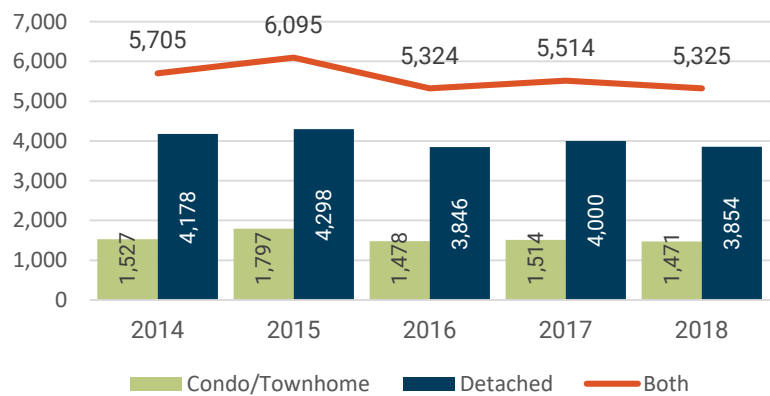


-3% HOME SALES

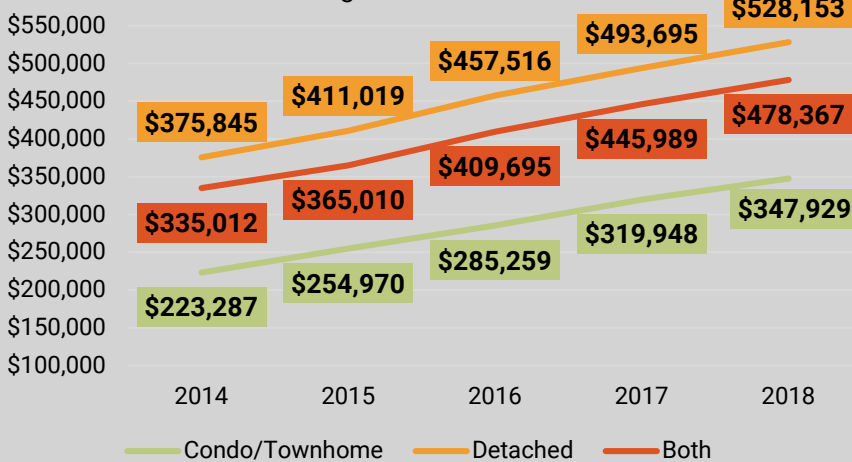
July brought signs that the market is slowing, following an active selling season. Throughout the month, 5,325 homes sold, 3% lower than last year and 11% lower than last month. Year to date, sales are just 1% lower than 2017 figures.

There was also a slight decrease in the number of homes going under contract. Throughout the month, contracts were placed on 5,699 homes, a 1% decrease from last month.

Home Sales



Average Sold Prices



+7% PRICES

The average price of home saw a month-over-month decrease for the first time this year. In July, the average sale price of a single family home was \$478,367, 2% lower than last month. As compared to July 2017, home prices are up 7%.

The average price of a single-family detached home was \$528,153, up 7% year over year. Prices of condos/townhomes are up 9% from last year, at \$347,929.

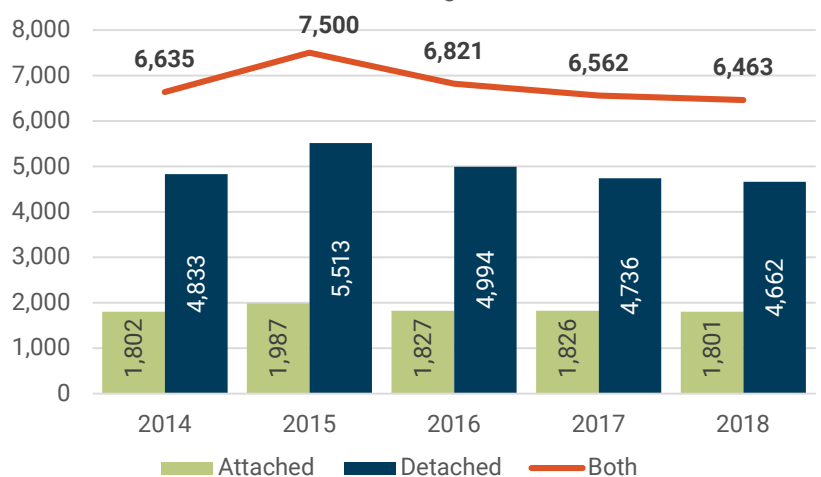
-2% NEW LISTINGS

In July, 6,463 new listings of homes for sale were added to the greater Denver area market, 13% less than last month and 2% less than last year at this time.

The count of active listings of homes for sale is the highest we've seen since August 2014. In July, the number of active listings reached 8,060, 11% higher than last month, and 25% higher than this time last year.

We now have 7 weeks of inventory, two weeks more than last month.

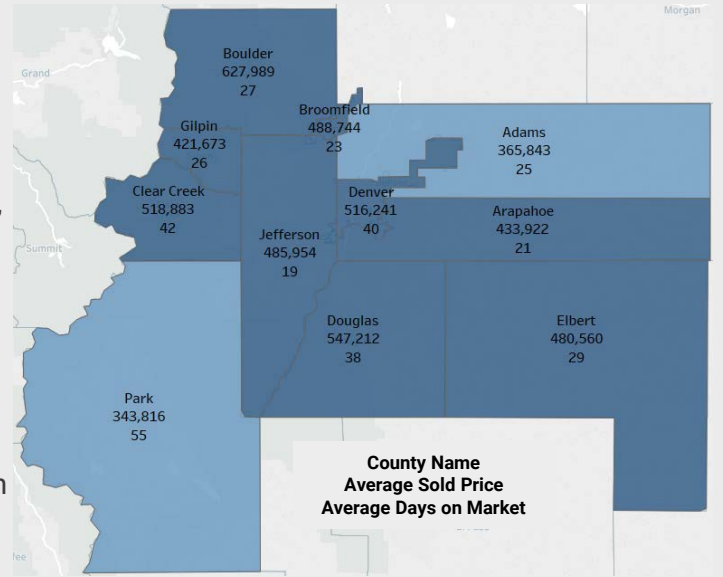
New Listings



DAYS ON MARKET

In July, homes spent an average of 29 days on the market, 2 days less than last month and unchanged from this time last year. On average, single family detached homes were on the market for 24 days, while condos/townhomes were on the market for 39 days.

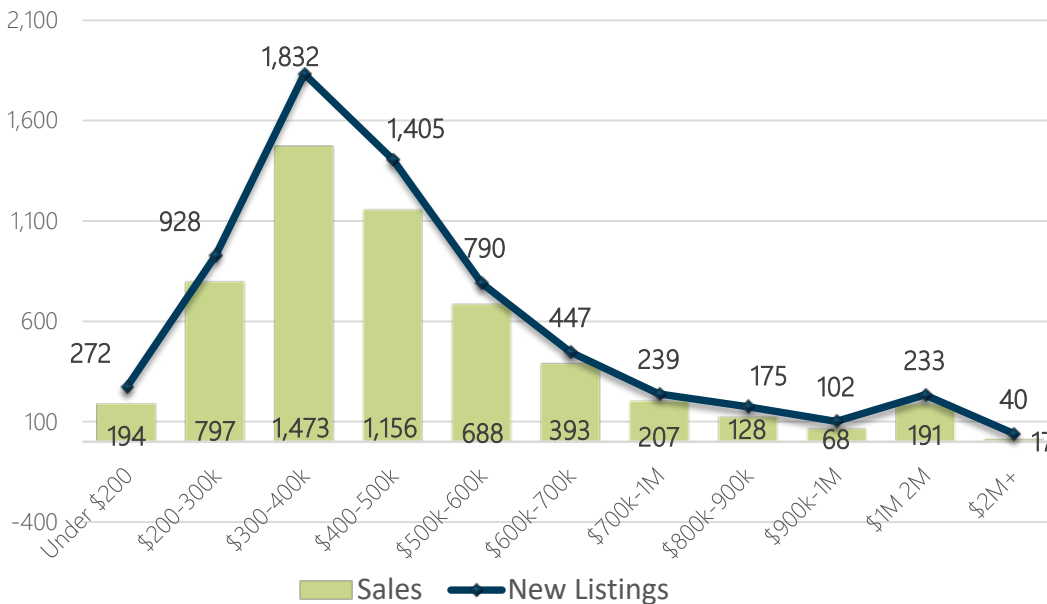
Half of the homes sold in July were on the market approximately one week or less. The median number of days a home spent on the market in July was just 8, 1 day longer than both last month and this time last year.



8,060 Active Listings	\$478,367 Average Sold Price	5,325 Listings Sold	29 Average Days on Market
6,463 New Listings	\$415,000 Median Sold Price	5,699 Listings Under Contract	7 Weeks of Inventory

Greater Denver Metro Market by Price Range

In July, the \$300,000 to \$500,000 price ranges continued to see the most activity with 50% of all sales and 50% of all new listings. Demand remained strong in July, with 82% of new listings that came on the market resulting in a sale. When looking at median days on market, homes spent more time on the market as compared to last month. Still, half the homes on the market in each of the price ranges below \$800,000 sold in less than two weeks.



Median Days on Market by Price Range	
Under \$200k	6
\$200-300k	5
\$300-400k	7
\$400-500k	9
\$500-600k	13
\$600-700k	11
\$700-800k	9
\$800-900k	19
\$900-1M	12
\$1-2M	19
\$2M+	46

Greater Denver Metro Area Counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park